



Langton Court, Skegness PE25 2RB

welcome to

Langton Court, Skegness

SOLD WITH NO UPWARD CHAIN

The property comprises of Lounge, Kitchen, Two bedrooms, Shower room, Front & Rear gardens with off street parking. Please give us a call to make arrangements to view ...

DO NOT MISS OUT - CALL TODAY TO BOOK YOUR VIEWING!

Entrance

Through a double glazed Upvc front door into a small entrance space with radiator.

Lounge

12' 3" x 10' 3" (3.73m x 3.12m)

Good sized lounge with radiator and window to the front elevation.

Kitchen

12' 6" min to cupboard x 6' 7" (3.81m min to cupboard x 2.01m)

Wall, base & drawer units with worktop space over, sink & drainer, space and plumbing for washing machine, built in storage cupboards, radiator and window to rear elevation with a double glazed Upvc door leading out to the rear.

Bedroom One

7' 5" x 9' 5" (2.26m x 2.87m)

Double bedroom with radiator and window.

Bedroom Two

9' 2" x 9' 6" (2.79m x 2.90m)

Double bedroom with window, radiator and fuse box.

Shower Room

Walk in double shower, sink with vanity, Wc, tiled flooring and radiator.

External

The property benefits from a low maintenance front garden made up of mostly a lawned area and plant beds with path leading to the property entrance.

To the rear of the property is a yard space with shared access.

The property also benefits from having off street parking.

Agents Note

This property is leasehold and has approx. 61 years remaining. A ground rent is also payable. Please call and speak to a sales member of the Team for further details.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.





view this property online williamhbrown.co.uk/Property/SKG108502



welcome to

Langton Court, Skegness

- TWO BED DETACHED BUNGALOW
- AMPLE KITCHEN STORAGE
- FRONT & REAR GARDENS
- OFF STREET PARKING
- CALL US NOW TO ARRANGE YOUR VIEWING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 06 Apr 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000

directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108502 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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